

Notice of Availability of a Draft Environmental Impact Report for Public Review

To: ☒ Interested Individuals

From: City of Riverside, Planning Department
3900 Main Street, Riverside, CA 92522

Contact: Yvette Sennewald, Senior Planner 951/826-5168

☒ Riverside County Clerk

Subject: Notice of Availability of a Draft Environmental Impact Report for Public Review

This is to advise that the City of Riverside has prepared a Draft Environmental Impact Report for the project identified below. As mandated by State law, the minimum public review period for this document is 45 days, which starts on **April 15, 2008**, and ends on **May 29, 2008**.

This document is available for review at the City of Riverside, Planning Department, 3900 Main Street, Riverside, CA 92522, and on the City's website at: www.riversideca.gov. The document is also available at the Riverside Public Library - Main Library, 3581 Mission Inn Avenue, Riverside, California 92501

A public hearing before the Planning Commission has been scheduled **June 5, 2008, at 9:00 a.m.** to consider recommendations to the City Council for certification of the EIR and approval of the proposed project.

Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

Project Title: Jacobs Medical Office Building — Planning Case P06-1237 – (Design Review)

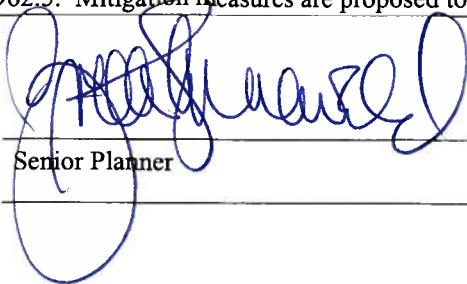
Project Location: The proposed project site is located in the City of Riverside, which is itself located in northwestern Riverside County. The project is located at 4577 and 4489 Brockton Avenue, situated on the northwest corner of Brockton and Tequesquite Avenues, in the DSP - Downtown Specific Plan-Health Care District and the GC – General Commercial Zones. The subject property is an archeological site known as Riverside's second Chinatown, City Landmark #19, County Landmark, State Point of Historical Interest and listed on the National Register of Historic Places.

Project Description: Proposal by Doug Jacobs for Design Review of a Plot Plan and Building Elevations for the development of a three-story, approximately 65,000 square foot medical office building with related parking on approximately 4.2 acres. One acre is currently developed with an automotive service repair business and the remaining 3.2 acres is vacant. Variances are also requested to: 1) allow 328 parking spaces where the Zoning Code requires a total of 362 parking spaces; and 2) to allow a building height of 52-feet where the Downtown Specific Plan – Health Care District allows a maximum building height of 45-feet.

Significant Effects Discussed in the Draft EIR: The Draft EIR discusses the proposed project's impacts associated with aesthetics, air quality, cultural resources, hazards and hazardous materials, noise, and transportation. All significant effects of the proposed project have been reduced to less than significant with implementation of mitigation with the exception of impacts to cultural resources due to the demolition of the former Chinatown.

Hazardous Materials Statement: The project site is listed as a hazardous waste site prepared pursuant to Government Code Section 65962.5. Mitigation measures are proposed to reduce impacts to less than significant levels.

Signature:



Date: April 15, 2008

Title:

Senior Planner

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